

Project Name: **Orange Row Condominiums**
Location: 7002, 7004 + 7006 East Sixth St., Scottsdale AZ
Maricopa County Parcel 130-13-066
Developer / Owner: Urbanrise Development LLC / Roland Sorrentino
15221 North Clubgate Drive, #2084
Scottsdale, AZ 85254
Architect: Rob Paulus Architect Ltd. / Rob Paulus AIA
Applicant / Coordinator: Rob Paulus Architect Ltd. / Liz Farkas, project manager
116 East Congress Street
Tucson AZ 85701
520.624.9805

83-DR-2005
REV: 03/31/2006

Description

This project is a re-submittal of (3) new condominium units on an existing vacant parcel. We have made substantial modifications based on conversations with the City of Scottsdale as well as various members of the Design Review Board. The size, square footage, and the overall function of the project have been completely re-worked to address the concerns of scale, massing and context of the project. We recognize the site is small, but have designed a building that fits within the prescribed zoning envelope that is also consistent with the allowable density prescribed by the Residential Density Calculation.

The new design approach extracts considerable square footage out of the project and performs, to come up with a more suitable project per the City of Scottsdale Urban Design and Architectural Guidelines. The ground floor, constructed of textured masonry, has been opened up to become an exterior receiving area that is enlivened by landscaping with patio space that spills out from the covered Arizona Room. A private two car garage with access off of East 6th Street is provided for each unit that also includes an interior garbage collection storage area.

The second floor houses living and dining space with two master bedrooms on the third floor. A lighter colored metal sheathing comprises the skin of these upper floors and is punctuated by deep 80 square foot balcony recesses that also cantilever out from the building to provide contrast and modulation in the façade. All bedrooms and living areas have access to balcony space to promote outdoor activity while enlivening the street. All major rooms will have two points of light thereby allowing sunlight to penetrate into the building from the south to further lighten the appearance of the building mass when seen from the north. Accent planters, a trellis structure, and delicate railing detailing further create human scale elements.

The following represents major changes made from the original scheme:

- A darker, robust textured block has been incorporated into the building to better ground the structure and develop a strong, shadowed base plane.
- A metal wall façade system covers the upper sections of the building. We have switched to a flat panel seam system to lighten the effect of the building. This metal panel has been proposed as either a Steelscape 'Vintage II' pre-weathered galvanized or a slightly lighter color 'FalZinc' pre-weathered zinc-coated aluminum. We are proposing both options to the board for approval to use either one in construction.
- Generous balconies that will serve as outdoor living space have been introduced along the main elevation to break up the original monolithic massing and mid-section of the building. These recesses and projections divide the building into smaller scale components to create strong areas of shade and shadow. Planter boxes are featured at every balcony to extend the landscape up into the building.
- Third story balconies are topped with a trellis that further helps to lighten the building mass and create a distinctive top. The wall structure leans back at the third level to respond to the 2:1 setback requirement to create a gently sloping roof that furthers this three part organization of the building form.
- Zero lot line elevations have been extensively altered to include more generous openings that break down the mass of the building while creating shade and shadow. The use of metal skin material at the larger insets along with accent landscape at the ground floor Arizona room further divide the horizontal planes to give color and life to the project. Horizontal score joints on the masonry portions of the project echo Frank Lloyd Wright's technique to block construction evident at the Price house in Paradise Valley.
- Tension cables supporting colorful vines have been introduced at a vertical recess in the east façade to further break down the mass and incorporate a desirable façade treatment at a zero lot line.
- A 15% reduction in total square footage of conditioned space to facilitate opening up the building to break down the mass and scale of the building appearance. These reductions in area facilitated the introduction of the ground floor Arizona room, extra balcony space at floors two and three and more insets at the zero lot lines to the south and east.

Context

The site is located in a transitional neighborhood that currently is comprised primarily of rental apartments. To the west, northwest and north, the site is fronted by a series of single or two-story beige apartment buildings. To the east, a parking lot access feeds a commercial parking lot that runs continuous between East 6th Street and East Osborn Road. To the south is a gravel parking lot that serves a single-story masonry building that fronts East Osborn Road and currently houses a barber shop.

While the site currently has no adjacent three story neighbors, the context of the neighborhood is soon to change as evident by the projects approved by the City of Scottsdale or soon to come on board:

- The 6th Street Lofts, located across 70th Street one lot east of our project, will be three stories and contain five units.
- On 6th Street to the west, the 82 unit, four story "X" Lofts will soon begin construction.
- The recently completed 8 unit, three story "Duke" condominium project to the south shares similar context to our orange row project with adjacent two story apartments to the west and an empty lot to the east.
- The site caddy-corner to our project, north-east of our site is slated to be a three story condominium project of approximately 11 units.

Our project also responds to the ideological context established by the City of Scottsdale 'DO'. The Downtown Overlay as issued by the City encourages a certain density of development that is conducive to producing a desirable pedestrian-friendly and dense downtown core. Such an Overlay was not in place at the time neighboring buildings were planned. We look forward to providing a high quality project that will, along with the other projects approved or in the works, further transform this area. All major spaces exhibit views to nearby Camelback Mountain and highlight the potential to have distinct urban living that embraces climate, the region, and the concept of smart growth within a city.

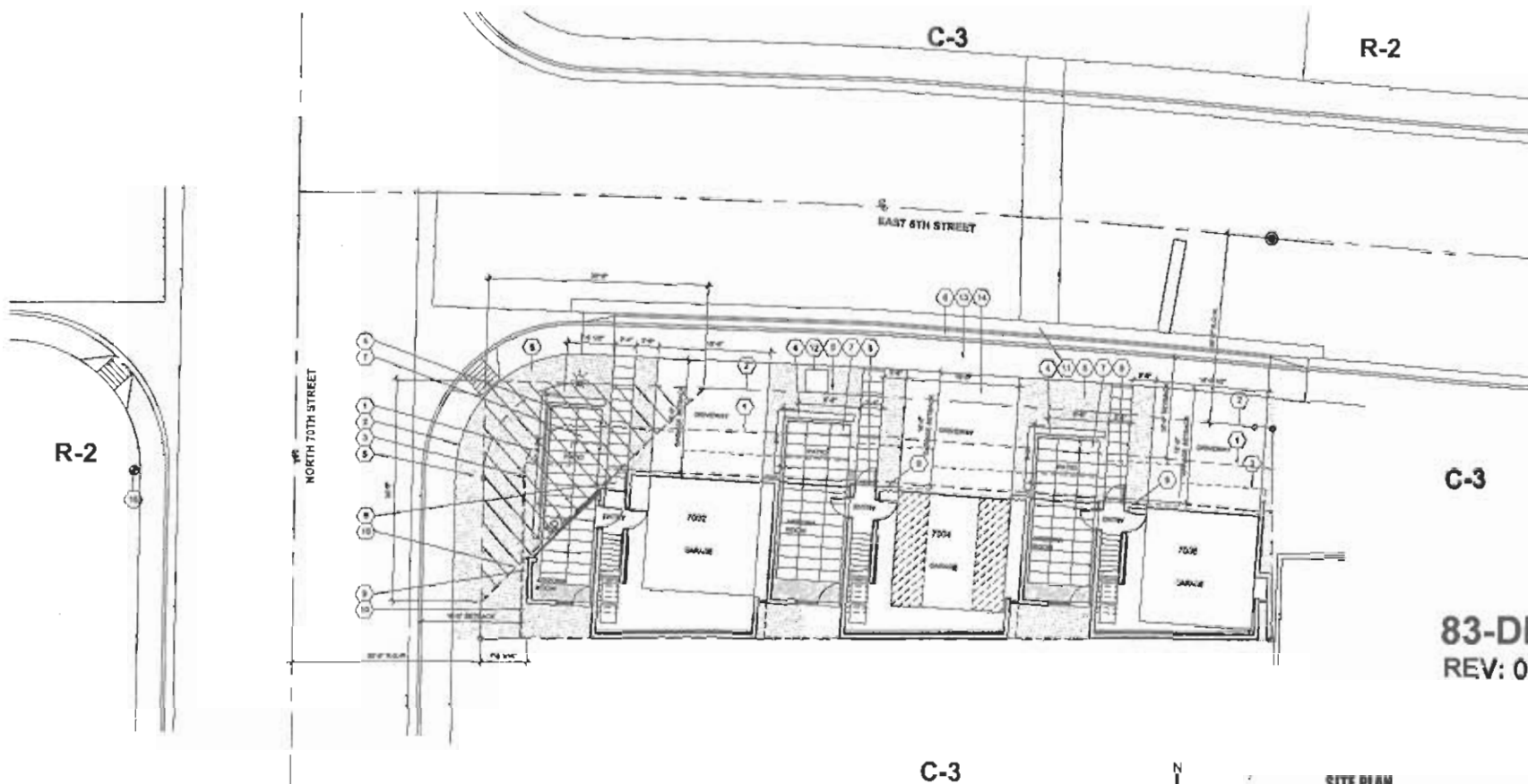
The climate of the Southwest is also considered when looking the context of the site. To this end, we have limited east and west fenestration, provided deep shaded recesses to the south, and positioned the primary glazing facing north. High efficiency mechanical and lighting systems will be employed along with well insulated wall and roof systems. The building will be executed per the City of Scottsdale Green Building Program guidelines. In a global context, we are looking to provide a building on an urban site that lessens its reliance upon natural resources.

Orange Row has been through a rigorous design exercise in order to address the city's concerns regarding mass, scale, and context. We feel that the modifications to the building's overall design have been beneficial and resulted in a project that is fully situated within its environment. Articulated on all four sides, the Orange Row Condominium project can stand alone in its current context yet speaks to the density that is proposed for its soon to be future context.

Square Footage Take-Offs for Orange Row

Note: These figures were determined by using the ANSI Z765-2003 (November) method and definitions. For instance, areas are taken from the outside face of exterior walls and centerline of shared demising walls.

Area	Conditioned SF	Unconditioned SF	Total SF
7002 East 6th St			
Ground Floor	116 sf Ext. walls / entry	589 sf Garage 119 sf AZ room	
Second Floor	1072 sf Livable	80 sf Balconies	
Third Floor	960 sf Livable	80 sf Balconies	
TOTALS	2148 SF	868 SF	3016 SF
7004 East 6th St			
Ground Floor	118 sf Ext. walls / entry	535 sf Garage 210 sf AZ room	
Second Floor	1012 sf Livable	80 sf Balcony	
Third Floor	900 sf Livable	80 sf Balcony	
TOTALS	2030 SF	905 SF	2935 SF
7006 East 6th St			
Ground Floor	115 sf Ext. walls / entry	452 sf Garage 176 sf AZ room	
Second Floor	881 sf Livable	80 sf Balcony	
Third Floor	811 sf Livable	80 sf Balcony	
TOTALS	1807 SF	788 SF	2595 SF
TOTALS	5985 SF	2561 SF	8546 SF



GENERAL INFORMATION

PROJECT LOCATION
7002, 7004 AND 7006 EAST 6TH STREET
SCOTTSDALE, ARIZONA

EXISTING PARCEL PLANNING
1.00 ACRES

PROJECT DESCRIPTION
3 NEW CONDOMINIUM UNITS

ZONING CASE NUMBER
83-DR-2005

DESIGN REVIEW BOARD CASE NUMBER
83-DR-2005

ZONING CODES

ZONING C-3.02
NET SITE AREA = 1.00 AC
GROSS SITE AREA = 1.00 AC
NUMBER OF RESIDENTIAL UNITS
3 UNITS
DENSITY PROPOSED
3 UNITS PER ACRE
FLOOR AREA = 1000 SF
FLOOR AREA PER UNIT = 333 SF
REQUIREMENTS
REQUIREMENTS = 1.0 PER UNIT = 3 UNITS
PROVIDED = 3 PRIVATE SPACES PER UNIT
ACCESSIBLE SPACE DESIGNATED FOR UNIT 7002
FOR A MINIMUM TOTAL OF 3 SPACES
SETBACKS
FRONT SETBACK (MINIMUM) = 10'-0" FROM PLANNED CURB
(MINIMUM SIDE SETBACK (MINIMUM) = 10'-0" FROM PLANNED CURB
REAR SETBACK (MINIMUM) = 10'-0"

KEY NOTES

1. LINE OF STREET SIDE SETBACK (10'-0" FROM CURB'S CURVE)
2. PROPERTY LINE
3. LOT 1 OF 3 (2002, 2004, 2006)
4. 10' MINIMUM SIDE WALL SETBACK
5. DEPOSED LANDSCAPE AREAS IF FOR WATER RETENTION
6. CONCRETE WALL, CURB AND GUTTER. SEE CIVIL PLAN FOR DETAILS
7. OUTDOOR PATIO AND WALKWAY WITH EXPOSED AGGREGATE CONCRETE
8. ENTRANCE
9. ELECTRICAL SERVICE. SEE ELECTRICAL PLAN FOR DETAILS
10. GAS SERVICE. SEE CIVIL PLAN FOR DETAILS
11. WATER SERVICE. SEE CIVIL PLAN FOR DETAILS
12. EXISTING ELECTRICAL TRANSFORMER
13. CONCRETE SIDEWALK
14. PRIVATE DRIVE WITH GAS AND SEWER. SEE NOTE 10
15. LINE OF RIGHT-OF-WAY TRUNKLINE
16. FLOOD HAZARD

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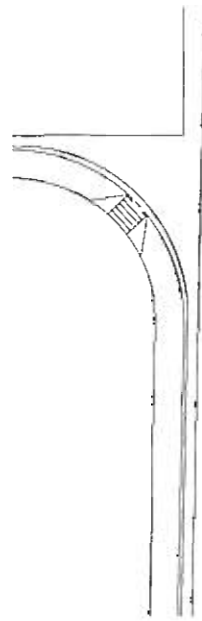
NOT FOR
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Project Name	83-DR-2005
Client	AS1.0
Design	AS1.0
Check	AS1.0
Drawn	AS1.0
Scale	1/8" = 1'-0"
Sheet	83-DR-2005



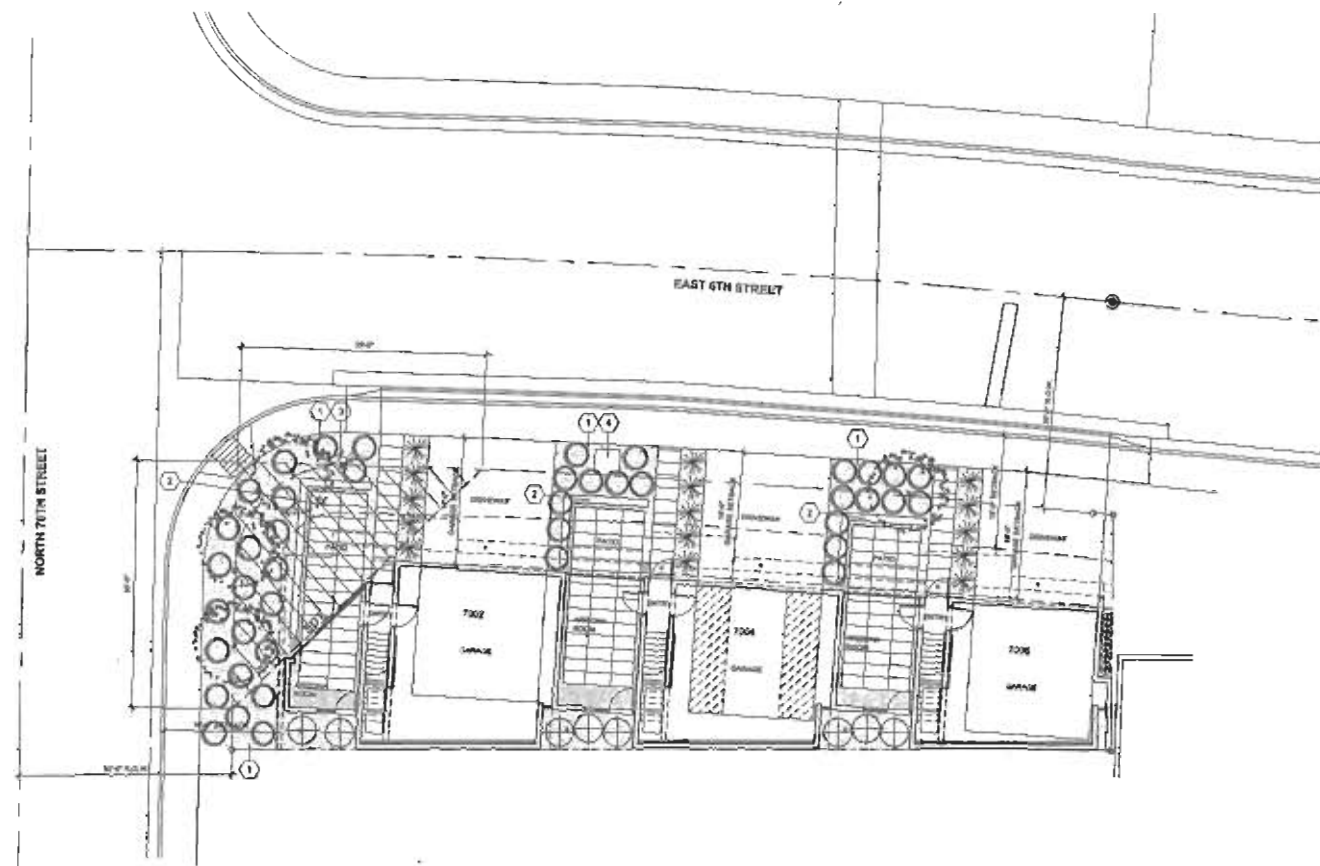
Orange Row Condominiums
7002, 7004, 7006 E 6th Street, Scottsdale, Arizona
Rob Paulsen Architect, Ltd.
110 East Camelback Street, Suite 100, Scottsdale, AZ 85261
480.441.1100

AS1.0



LANDSCAPE KEY NOTES

- 1 EXISTING LANDSCAPE AREAS IF NO MEASURES FROM FINISH GRADE FOR WATER SECTIONS
- 2 1/2" HIGH-LOW FACTS SHALL BE SHOWN FOR DETAILS
- 3 EXISTING STREET LIGHT
- 4 EXISTING ELECTRICAL TRANSFORMER



PLANT LIST

SUPPLY AND INSTALL THE FOLLOWING PLANT MATERIAL TO BE SPOTTED IN FIELD BY THE ARCHITECT. ALL PLANT MATERIAL TO MEET A.I.A. SPECIFICATIONS AND BE OF SOUND HEALTH AND APPEARANCE.

DESCRIPTION	SIZE	QTY.	MAX. HEIGHT
TREES			
CORONADO PINE	4" DIA.	1	20'
PALE BIRCH			
SHRUBS/GROUND COVERS			
LANDSCAPE MAZE	4" GALLON	6	20'
LEUCOPHYLLA LAMARCKIANA			
DAISY GROUND COVER/LANDSCAPE MAZE	4" GALLON	48	20"
TRAILING SALICA-DEUTERONIA	4" GALLON	18	15"
CAROLINA ALLSPICE			
BOUGAINVILLEA OR PINK TRUMPET VINE	1 GALLON	8	
BOUGAINVILLEA SPECIOSA			
SPS			
DECOMPOSED GRANITE - APPLY 2" THICKNESS 3/4" MAX. DECOMPOSED GRANITE IN DESIGNATED AREAS. VERIFY COLOR WITH ARCHITECT.			
RIVER ROCK			
RIVER ROCK - APPLY 2" THICKNESS 2" MAX. RIVER ROCK WITH DESIGNATED SCHEDULE. VERIFY COLOR WITH ARCHITECT.			

MAINTENANCE DATA

- 1 MAINTENANCE OF APPROVED LANDSCAPING SHALL CONSIST OF REGULAR WATERING, FERTILIZING, CLEANING OF COARSE AND FINE, REMOVAL, AND REPLACEMENT OF DEAD PLANTS AND THE REPAIR OR REPLACEMENT OF IRRIGATION SYSTEMS AND ARCHITECTURAL FEATURES. WITH ADJACENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS CALLED FOR ON THE APPROVED LANDSCAPE PLAN.
- 2 BLEMISH ALL PIPES AND HOSES UNDER PAVED AREAS INCLUDING STREET AND SIDEWALKS. BLEMISH ARE NOT SHOWN UNDER SIDEWALKS.
- 3 LOCATE ALL LINES WITHIN THE PROPERTY LINES.
- 4 ALL PLANT MATERIAL TO BE IRRIGATED BY A PLANT AUTOMATIC UNDERGROUND SYSTEM COMPLETE WITH BACK FLOW PREVENTER THAT MEETS ALL LOCAL CODES.
- 5 VEGETATION WITHIN THE LIGHT-VISIBILITY TRIANGLE SHALL NOT INTERFERE WITH THE VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 8' AND 14' ABOVE FINISHED GRADE ON ROADWAY SIDEWALK.
- 6 LANDSCAPE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER OR AUTHORIZED AGENT.

N
LANDSCAPE PLAN
1" = 12'

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Client	83-DR-2005
Architect	83-DR-2005
Engineer	83-DR-2005
Surveyor	83-DR-2005
Other	83-DR-2005



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Tel: 480.344.1111 Fax: 480.344.1112

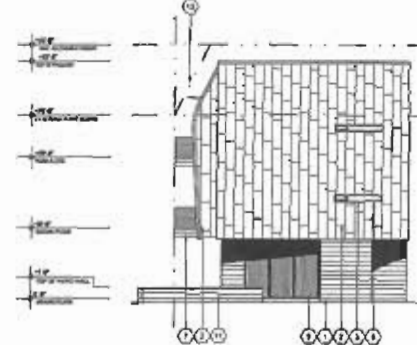
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KEY NOTES

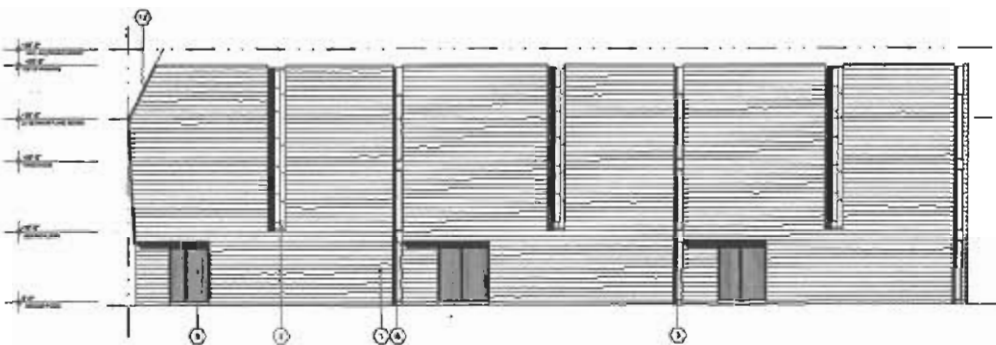
1. POLYURETHANE INSULATED BLOCK - 12" MINIMUM RELATIVE TENSILE STRENGTH
2. PRE-WEATHERED 4" x 8" x 12" FINISH VERTICAL, POLISHED BRASS METAL SHEATHING SYSTEM
3. 1" INSULATED GLAZING SYSTEM
4. CUSTOM TUBE BRASS OVERLAP (BRASS WITH SPOON-TO-TOOTH JOINT) FINISHGLASS BRASS
5. 3/4" ALUMINUM ANGLE IRON WINDOW AND DOOR FRAME, FLUORESCENT
6. COMPOSITE WALLBOARD, 1/2" x 8" x 12" WESTWOOD GRAY, 1" x 8" x 12"
7. ALUMINUM - CLAY-PAINTED TUBE STEEL WITH VERTICAL CHANNELS
8. ALUMINUM - CLAY-PAINTED TUBE STEEL WITH VERTICAL CHANNELS
9. TENSION CABLES ON STEEL PLATE CONNECTIONS
10. TENSION CABLES ON STEEL PLATE CONNECTIONS
11. 1/2" x 8" x 12" IN VERTICAL, SEE 10
12. 1/2" x 8" x 12" IN VERTICAL, SEE 10
13. LINE OF 1/2" BRASS BRASS



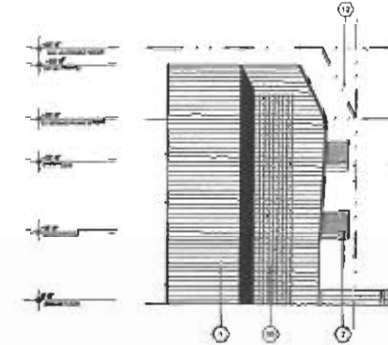
1 NORTH ELEVATION
1/2" = 1'-0"



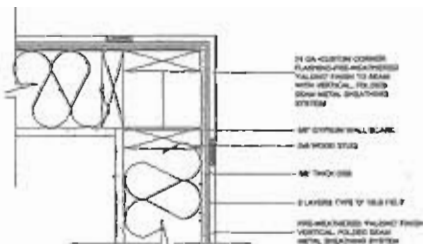
2 WEST ELEVATION
1/2" = 1'-0"



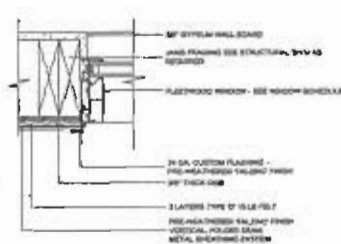
3 SOUTH ELEVATION
1/2" = 1'-0"



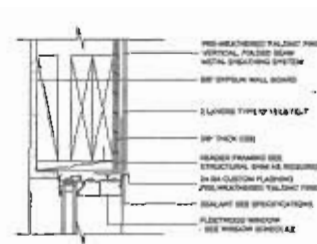
4 EAST ELEVATION
1/2" = 1'-0"



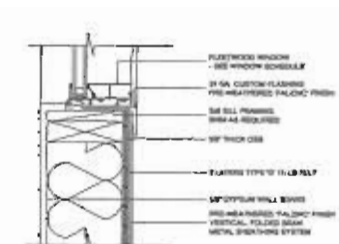
5 METAL PANEL CORNER DETAIL
1/2" = 1'-0"



6 METAL PANEL JOINT DETAIL
1/2" = 1'-0"



7 METAL PANEL HEAD DETAIL
1/2" = 1'-0"



8 METAL PANEL SILL DETAIL
1/2" = 1'-0"

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Drawn By:	DR
Check By:	DR
Scale:	1/2" = 1'-0"



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ORANGE ROW CONDOMINIUMS

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EXISTING CONTEXT

The existing site follows the curve of East 6th Street on the north, and is bound by a parking lot on the east, a gravel parking lot serving a small commercial building to the south, and a two-story apartment complex to the west.

Across the street on 6th are a condominium project and a hotel. Other projects in close proximity include various commercial offices, a church, single family residences, other apartment buildings and a Staples at the eastern edge of the block.

Zoning regulations dictate setbacks along the street sides and a zero lot line condition on the interior property lines. Working with various setbacks, building codes, and housing market demands, the building takes its shape from the forces on it.



2. SUNSHINE APARTMENTS



3. APARTMENTS



4. CONDOS THRU
PARKING LOT



SITE PLAN EXISTING CONTEXT



5. HOTEL



6. STAPLES



1. SITE PANORAMA

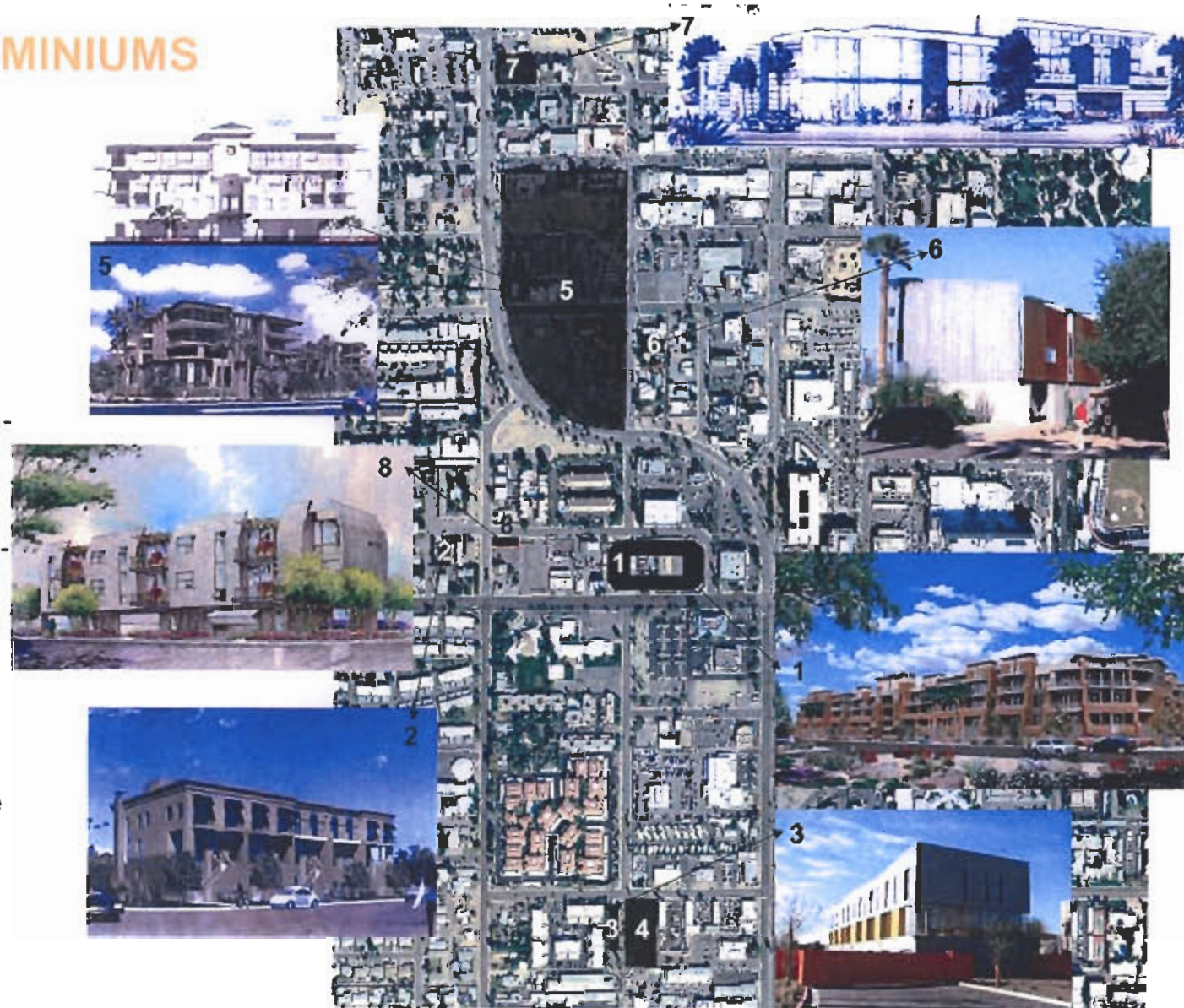
ORANGE ROW CONDOMINIUMS

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FUTURE CONTEXT

Recent and proposed projects in the area include:

1. X Lofts - 82-unit condominium project - beginning construction.
2. 6th St Lofts - 5-unit condominium project - approved by the DRB.
3. The Duke - 8 condominium units - recently completed.
4. The Roehrich building – “multi-use, multi-tenant building and garage” - recently submitted for review
5. Main St Plaza - large-scale, multi-use development – beginning construction
6. Loloma 5 – 5 live/work condos - completed
7. 7002 E 1st Av – expansion of office and addition of residences – approved by the DRB
8. *Orange Row Condominiums*



ORANGE ROW CONDOMINIUMS

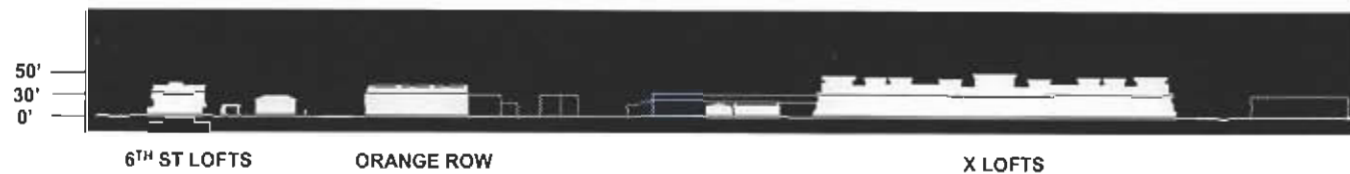
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FUTURE CONTEXT

Future section through the site showing the relative heights and massing of other proposed buildings on 6th Street.



SITE PLAN



SITE SECTION

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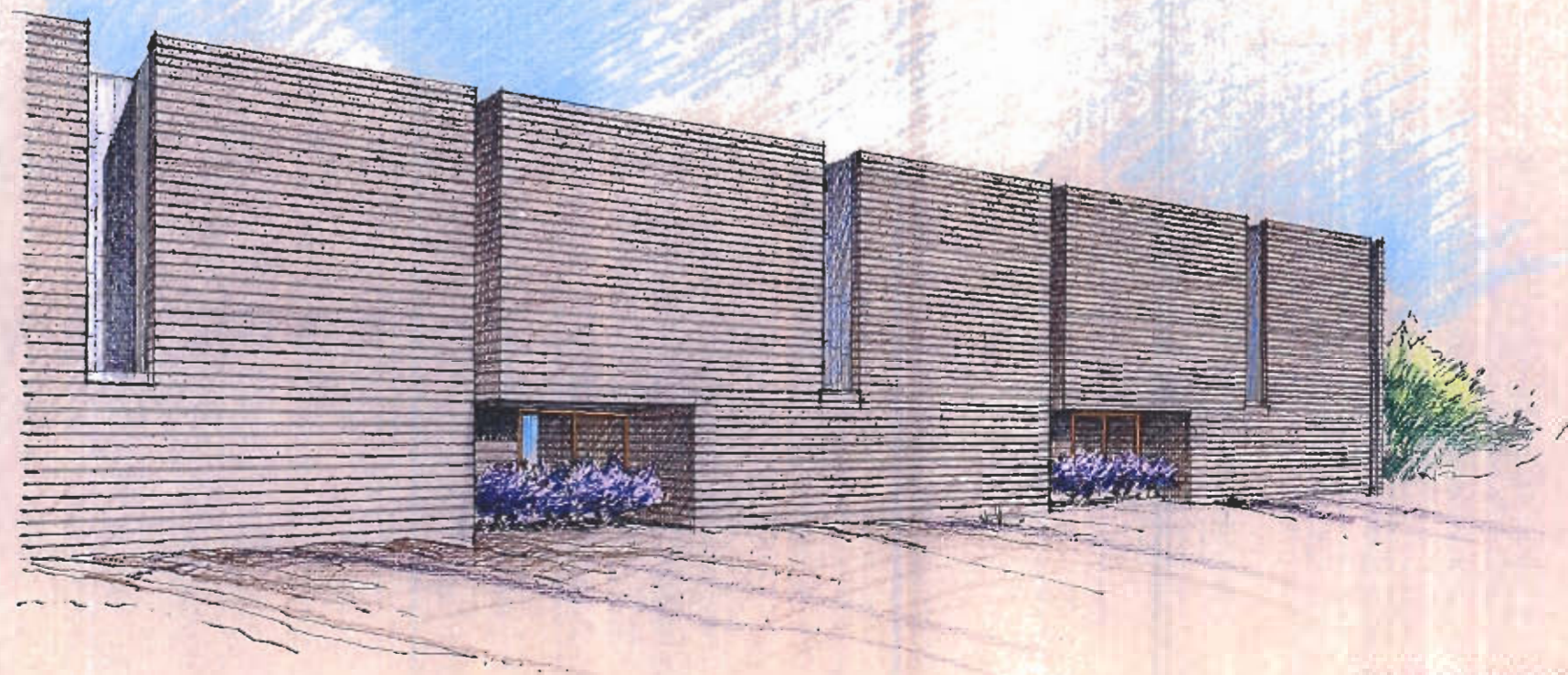
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SCOTTSDALE, ARIZONA

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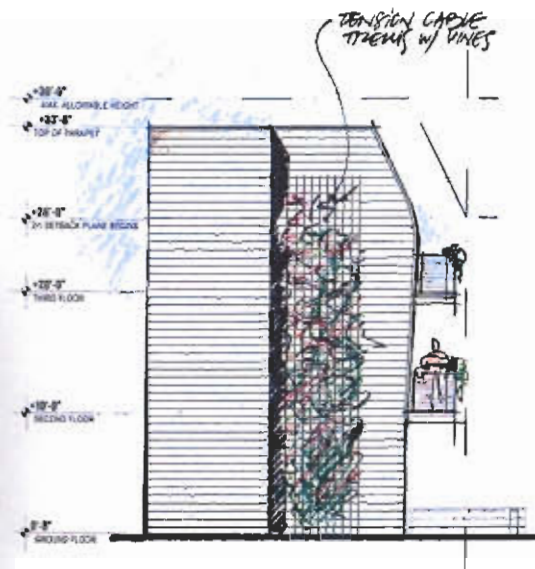


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EAST ELEVATION



NORTH ELEVATION

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